

RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY
RE: PROPOSED DISPOSITION OF PARCELS A-2 and A-3
IN THE WASHINGTON PARK URBAN RENEWAL AREA
PROJECT NO. MASS. R-24

WHEREAS, the Boston Redevelopment Authority, hereinafter referred to as the "Authority" has entered into a contract for loan and capital grant with the Federal Government under Title I of the Housing Act of 1949, as amended, which contract provides for financial assistance to the hereinafter identified project; and

WHEREAS, the Urban Renewal Plan for the Washington Park Urban Renewal Area, Project No. Mass. R-24, hereinafter referred to as the "Project Area" has been duly reviewed and approved in full compliance with local, state, and federal law; and

WHEREAS, the Authority is cognizant of the conditions that are imposed in the undertaking and carrying out of urban renewal projects with Federal financial assistance under said Title I, including those prohibiting discrimination because of race, color, creed or national origin; and

WHEREAS, Twelfth Baptist Church Inc. has expressed a desire to purchase said parcels A-2 and A-3 for the purpose of constructing relocation housing;

NOW THEREFORE BE IT RESOLVED BY THE BOSTON REDEVELOPMENT AUTHORITY:

1. That Twelfth Baptist Church be and hereby is conditionally designated as Redeveloper of Disposition Parcels A-2 and A-3, subject to submission within 60 days of the following documents satisfactory to the Authority:

- a. Preliminary site plan, indicating the number and composition of the units which can be developed on this site;
- b. Proposed rental schedule;
- c. Proposed construction schedule;
- d. Penalty bond in the total penal sum of \$100,000 in a form satisfactory to the Authority to insure adherence to the approved construction schedule.

e. Concurrence in the proposed disposal transaction by the HHFA.

f. Publication of all public disclosure and issuance of all approvals required by Chapters 121 and 121A of the Massachusetts General Laws and Title I of the Housing Act of 1949, as amended.

2. That disposal of said parcel by negotiation is the appropriate method of making land available for redevelopment.

3. That it is hereby determined that Twelfth Baptist Church, Inc. possesses the qualifications and financial resources necessary to acquire and develop the land in accordance with the Urban Renewal Plan for the project area.

4. That the Development Administrator is hereby authorized to execute a Land Disposition Agreement substantially in accordance with those previously utilized to dispose of land for relocation housing, with Twelfth Baptist Church, Inc. or a new non-profit corporation which will be formed by parishioners of said Church.

5. That the Secretary is hereby authorized and directed to publish notice of the proposed disposal transaction in accordance with Section 105(E) of the Housing Act of 1949, as amended, including information with respect to the "Redeveloper's Statement for Public Disclosure" (Federal Form H-6004).

Twelfth Baptist Church, Inc.

Treasurer
DANIEL B. JANEY
151 Townsend St.
Roxbury 21, Mass.
HI 5-0120

160 WARREN STREET, ROXBURY, MASS.
REV. MICHAEL E. HAYNES
Interim Minister
30 Haskins Street, Roxbury, Mass.
HI 2-2255

Clerk
JAMES W. DAWSON, JR.
25 Sharon St.
West Medford, Mass.
HU 3-2522

July 20, 1965

James G. Dolan Jr., Development Officer
Boston Redevelopment Authority
City Hall Annex
Boston, Mass.

Dear Mr. Dolan:

Twelfth Baptist Church 160 Warren Street, Roxbury, Massachusetts is prepared to form a non-profit corporation under Massachusetts law, for the purpose of developing Disposition Sites A-2 and A-3 in the Washington Park Urban Renewal Area.

We will engage Harold Michelson as developer for this development. Upon completion he will enter into a management contract with us for the purpose of managing these apartments. The exact rents will depend upon which form the Federal Housing Bill takes that is being processed by Congress at this time.

Within 45 days of the acceptance of this proposal by the Authority we will submit to Federal Housing Administration Authority an application acceptable to Federal Housing Administration in form and content. Within 120 days the developers shall have completed all final drawings and plans satisfactory in form and content to the Authority and be fully prepared to commence construction.

Yours truly,

Michael Haynes, J.T.
Michael Haynes, Minister

MH/jt

MEMORANDUM

July 22, 1965

TO: Boston Redevelopment Authority

FROM: Edward J. Logue, Development Administrator

SUBJECT: Tentative Selection of Developer
Disposition Sites A-2 and A-3
Washington Park Urban Renewal Area

One of the organizations responding to the advertising of the availability of the five remaining moderate income housing sites in the Washington Park Urban Renewal Area was the Twelfth Baptist Church at 160 Warren Street. As a result of discussions with the Church, the Pastor, Reverend Michael E. Haynes, has submitted a letter expressing their desire to purchase Sites A-2 and A-3 and sponsor relocation housing.

If selected, Harold Michelson would serve as developer. Several architectural firms are under consideration by the Church, all of which are experienced in this type of housing.

I recommend that the Authority tentatively designate Twelfth Baptist Church Inc. as redeveloper of Disposition Sites A-2 and A-3, with the understanding that a non-profit corporation composed of members of the Parish will subsequently be formed to take title to the land.

The attached Resolution conditions the designation upon the submission within 60 days of initial plans, proposed rental schedule, a proposed construction schedule, and a bond, all satisfactory to the Authority.

Attachment